

**Long Range Facility Master Planning Committee 2019-20**



**Long-Range thinking for each campus including summary of 2012 projects**

## **Overall**

As of 2019, the District sees populations growing mostly as projected in the 2016-17 PSU population projections. The district for the next five years will continue to look at keeping schools in the same configurations, with Sublimity and Mari-Linn as K-8 schools, with Stayton Elementary remaining a K-3 school and Stayton Intermediate and Middle School continuing as a 4-8 grade building. Stayton High School will remain at the current site and grade configuration for the foreseeable future as well; the cost of a new High School on a separate site is beyond the ability of the voter tax base to afford. Therefore, expanding and re-modeling existing schools on current sites will be the direction the district heads within the next five years.

New developments in the district over the last couple of years create a need for the district to respond at the current time. These developments have not fallen evenly across the district's communities. The greatest number of homes have been approved in Sublimity, with Hassler Farms (93 homes in Phase 1-3, 38 homes and duplexes in Phase 4) and the Lulay Subdivision (92 homes in Phase 1). Other smaller developments aside, these developments total to approximately 225 new single or multi-family residences in Sublimity.

New home subdivisions have also been approved in Stayton. Wildlife Meadows and Hayden Homes developments, have resulted in approximately 110 approved residences in Stayton. Stayton High School and Stayton Middle School are close to capacity, while Stayton Elementary has three empty classrooms.

## Mari-Linn School

Mari-Linn School in Lyons is a Kindergarten through 8<sup>th</sup> Grade School. It serves Lyons and Mehama and surrounding rural areas. The school does not show increased student population growth, according to the 2017 PSU projections. The likelihood of significant development on a large scale remains low. The school's student population was approximately 280 students in 2000, and has declined to approximately 210 currently, with projections for that number to drop in the next decade to slightly under 200 students total. That student total still supports a viable school, and the district remains committed to a community school in Lyons.

A primary focus of the LRFMP's work at Mari-Linn will be to maintain and improve the existing school facilities. Facility improvements could be in the areas of new programs as well as student safety and security enhancements. A second focus would be the shift from older portable classrooms on the north side of campus to be replaced by stick-built classrooms. Both the 2012 and 2017 committees preferred stick-built permanent classrooms to portable classrooms. As stated in the Final LRFMP recommendations from 2017, such replacements do not increase the building's capacity, but do improve the longevity and performance of the school.

### 2012 Bond Work at Mari-Linn:

- Improved heating, air flow, plumbing services
- Upgraded electrical systems
- Added 30-year roofs
- Paint exterior of all buildings
- New Boiler for entire campus
- Seismic upgrades in classrooms, cafeteria
- New windows for energy efficiency
- Repaved parking lot



## Stayton Elementary School

Stayton Elementary School received significant improvements in 2012, the most significant being the addition of a multi-purpose room/cafeteria and two classrooms on the east end of the campus. Currently SES is within capacity as a K-3 building. Between 1996 and 2006, the NSSD School Board moved the 5<sup>th</sup> grade and then later the 4<sup>th</sup> grade to Stayton Middle School to address crowding at SES.\* (The move of the 4<sup>th</sup> grade to SIS was done at least in part to convince voters to pass a bond.) These moves resulted in Stayton Elementary's non-traditional K-3 configuration (most elementary schools are K-5). Stayton Elementary is somewhat "land-locked", without significant room to expand classrooms on the site; in addition, parking and traffic impacts would be significant if the school were to be enlarged.

Within the next 5-10 years, the district should continue to monitor the school facilities and pursue maintenance and school facility improvements to improve student safety and security. Currently, the three empty classrooms could be used to site pre-kindergarten classrooms as well as absorb any potential growth. The building has two portable classroom buildings, which also could be evaluated for replacement with permanent classroom structures, similar to other such classrooms in the district.

*\*The District's first move to address SES's overcrowding was to rent the North Santiam School site (4 miles west of Stayton on the road to Marion/Jefferson). Stayton 5<sup>th</sup> grade students used the facility for several years before the 1994 bond provided the Stayton Intermediate School building in 1996-97. The building was leased from Cascade SD; the site has not been used as a school since.*

### 2012 Bond Projects at SES:

- 2 new classrooms
- Multi-Purpose room and kitchen
- 30-year roof
- Paint exterior of buildings
- Seismic upgrades including removal of older chimney.
- Replaced Windows for energy efficiency
- Upgrade heating and electrical.

### Seismic Project Possibilities at SES:

The gym at Stayton Elementary is in need of strengthening, and would require work that is similar to other gyms in the district that have standing slabs of concrete for walls.

A second project would be work to reinforce interior classroom walls with a wood sheer wall alongside.

Below is an aerial photo of the Stayton Elementary Campus. The photo shows how little room there would be for an additional building for classrooms, or any additional parking lot expansions. The campus is “land-locked”, and makes any expansion by 8-10 classrooms difficult to situate on the existing campus.



### **Stayton Middle/Intermediate School:**

SMS/SIS currently is configured as a 4-8 school. This configuration is atypical, in that most middle schools consist of grades 6-8. However, SMS-SIS is currently recognized around the state for the quality of its learning environment, and regularly hosts staff from other districts to showcase its program, so the 4-8 configuration, while not ideal, is not a critical impediment. SMS-SIS enrollment is the hardest to predict, as the numbers in PSU show up and down numbers in the next 5-10 years. A considerable factor in the enrollment variability is the pattern of re-enrollment that has occurred in the middle school grades, as parents who may have enrolled their children in private or charter schools want a broader experience as their children approach middle-school age.

The Stayton Middle School building was built in 1970, and the Intermediate School building was built in 1996. Both buildings will need continued work with maintenance projects to improve energy efficiency and a healthy learning climate. Stayton Middle and Intermediate School have several system upgrades, as well as security and student safety projects. In the 5-10 -year range, SMS capacity can be expanded in the number of classrooms by adding on new classrooms. These classrooms could address capacity requirements without the need of a new building or new wing. Stayton Intermediate School would be able to benefit from new classrooms at the SMS building, as specialist classrooms could be shifted over.

A portable classroom was added to the site in 2005-06 on the west side of the parking lot, and consideration for replacing this with permanent classrooms should be examined along with other portables across the district.

### **2012 Bond Projects at SMS/SIS:**

- Parking lot re-design & expansion of over 40 parking spaces plus bus lane
- Re-model and upgrades to SMS student restrooms
- Upgrade to heating, airflow, plumbing
- 30-year roofs
- Exterior paint
- Electrical System Upgrades

### **Addressing Grade Configuration at SMS/SIS, SES**

While the grade configuration of SES and SMS/SIS are non-traditional, the district does not see a re-configuration (SES moving to a K-5, SMS as a 6-8 Middle School) as a high priority. While parents have expressed concern over young students mixing with middle-school age students, these concerns have diminished as SMS/SIS has become an excellent learning environment. SES simply does not have the space on its site to expand without impacts to parking and traffic, let alone the field where students go for recess. Even without these impediments, making SES a K-5 would then leave multiple classrooms empty at SMS/SIS. Simply put, a reconfiguration cannot occur without resulting in multiple un-used classrooms at Stayton Middle School. For these reasons, the district has specifically tasked the LRFMP Committee to consider our schools in their current configurations.

### Long-Term Grade Configuration in Stayton Schools

Should the District see growth in its student populations across the district, configuration of the feeder schools within the City of Stayton would be solved with a second elementary school. This would become a possibility when the District sees its total student population get closer to 2600 students. The site of a possible second elementary school would be guided by patterns of growth within the City of Stayton as well as in Sublimity. This is supported through the example of other nearby communities, such as Central, Silverton, and Dallas, who added an elementary as their district populations grew. It is also supported by the difficulties discussed above in terms of significantly enlarging SES. The district will continue to monitor growth in Stayton and seek to purchase land for a school site well in advance of such a need. A second elementary school would also allow more traditional school configurations, with two K-5 elementary schools and one 6-8 middle school.



The aerial photo below shows the grounds that Stayton Middle and Intermediate School occupy. This photo shows only the school and the athletic fields to the north of the school. The property also includes approximately 40 more acres of forested land with trails directly to the north (not pictured).





## **Sublimity School (K-8):**

Sublimity School was its own school district as a K-8 until the district consolidated into the North Santiam School District in 1995. The school was “added on” in 1994, when the Sublimity District purchased the old St. Boniface High School building from the Archdiocese. (This building now houses Sublimity Middle School.) Sublimity’s gym and cafeteria are both housed in one structure, with the cafeteria housed in the basement under the gym.

Sublimity School currently is facing the most pressure in terms of present and future student populations. Sublimity has grown significantly since 2017, with more houses already approved for construction. Of note: in the 2019-20 school year, Sublimity has 46 resident Kindergarten students. This is a significant increase over past years, and will likely require a portable classroom for the 2020-21 school year. The District owns approximately 10 acres directly adjacent to and east of the Sublimity Elementary campus. (Currently it is farmed by Schumacher farms). This property allows expansion of the school into that property as needed. Such an expansion would need to be planned with an eye to how further expansion in future years would impact the function of the larger school; for example, as the school grows, would a future school have a different main office location, a new gym and cafeteria, etc.

### Sublimity School Gym & Cafeteria

Sublimity School’s gym and cafeteria structure is the facility rated in the worst condition in McKinstry and Associates’ 2018 Facility Condition Assessment. The facility is in need of such significant repair work that a need to replace the structure will loom larger if not presently then in a short time. Seismic work is needed. The structure was built in the 1940’s, and currently the cafeteria is in the basement directly underneath the gym. Classes occur in the gym at the same time as lunch, which makes the cafeteria extremely loud. At the same time, the growth in Sublimity’s student population has made it difficult to provide PE to all students; currently some elementary classes receive PE in the covered playshed at the elementary school, a situation that is less than ideal in the colder months.

The fact that the structure houses both the gym and cafeteria present considerable costs to replace both aspects of the structure. The further difficulty is that with Sublimity’s population increasing, it is likely that more pressure will be placed on the need for additional physical education classes. The district needs to look closely at a transition plan which could hopefully defray costs while still, in the long run, moving away from the reliance on the current gym/cafeteria facility. For example, can a new gym be built, while the existing cafeteria and gym still serve meals? While there are efficiencies in building both within one design at one time, the costs would claim a large slice of a total bond request.

### Off-Street Parking at Sublimity School

Sublimity School was slightly expanded in the 2012 Bond. One portable classroom was demolished, and two new classrooms were added. This allowed a new music classroom and the old music room became what is currently the Library at the school. Of primary importance was that the new addition closed off the school’s playground to the street; formerly cars could drive directly into the center of the school. The 2012 bond passed in November, and was followed three weeks later by the school shooting at Sandy Hook Elementary in Connecticut. This led to modifications in the original design, and belatedly the District became aware of a need to create off-street parking as it went through the Sublimity Planning process. The City did not require a parking lot, but instead the District and the City worked to widen

Main Street in front of the elementary school east as far as Dove Street. Any expansion at Sublimity School will need to consider off-street parking; residents living near the school have become accustomed to school staff parked in front of their houses every day, and at the end of the school day cars cluster up on side streets—and main thoroughfares—up to two blocks from school.

Sublimity Middle School and Gymnasium are shown in the picture below. Note that there are two portables in front of the building (grey roofs). These were temporary as the Seismic Retrofit occurred in the summer and fall of 2018. The field is district property as well and currently has an athletic field on it.



The map below shows the Sublimity Elementary Campus. The entire field to the right (East) of the school campus is school property. It has been farmed for many years by Schumacher Farms, but no binding agreement exists which would not allow the use of the property for any school expansion.



## **Stayton High School**

Stayton High School's population is slightly short of capacity, but projected to continue to grow through the next few years. Stayton High School's location within the City of Stayton and total facilities do not argue for a completely new high school in another location, as some past citizen committees have recommended. To move the high school to a new location would represent a total cost of at least \$100 million, which would be unbelievably expensive. Silver Falls School District moved their high school in this manner, but could only build half the building to start due to expense. The district then spent a decade with two high school campuses, one for freshmen and sophomores, one for juniors and seniors. When the district finally completed the new high school and placed all four grades there, many sports fields remained at the old school site because of prohibitive construction costs.

The District does not see a new high school in a different location as fiscally realistic, and therefore would prioritize projects that would improve the current facility in the present location. Staying at the same location would require either remodeling or further expansion/additions in order to create new space for programs and increase capacity. The main building at the high school was built in the early 1950's, and two largely unused courtyards occupy a significant part of the space. This represents an opportunity to be re-modeled in ways that can efficiently use the space and concentrate the school. Other options to be explored include the addition of new classrooms to the east of the auditorium; this would result in a campus that is more spread out from east to west along Locust Street. With any remodeling of the main core of the building, the district should consider a second story, which would allow an efficient use of space and increase population capacity.

Stayton High School's Career and College Pathways represent a significant step forward into a more relevant high school experience for students, yet the school lacks a place where this is "centered" in the school. Local business, military recruiters, even potential staff members who would work in this area lack a place in the building where this work is collected into one spot. McMinnville High School, which has led the way in developing pathways and a career-college focus in Oregon, has just completed a renovation that built a career and college/student services center to meet this need. Similar to SHS's current situation, they found it difficult to manage the program when it was not in one place. SHS currently does not have any of the work sited in the building. Alan Kirby, our CTE/Pathways Coordinator, has an office at Stayton Elementary School.

### 2012 Bond Projects

New roofs were installed across the majority of the structure, including the main gym, the cafeteria, "B" building, the fabrications/woodshop wing, and the main core building. The auditorium was remodeled, with three new classrooms added to the east end of the school. These additions resulted in the removal of the district's oldest portables, from the late 1960's, where two classrooms existed (which resulted in a net increase of 1 total classroom, although the new classrooms are larger with greater capabilities. The school's front office was remodeled to create visibility for staff to see the main front entry. The science labs and classrooms were also gutted and remodeled.

### Seismic Needs Identified

The main gym (built in 1970) has been identified as a primary project for a seismic upgrade.

The main building (constructed in the 1950's) will need seismic upgrades to stabilize.

Photo showing the entire campus at SHS including athletic fields.

